

QUITCLAIM DEED WITHOUT COVENANT

NO TRANSFER
TAX PAID

017469

59-22

KNOW ALL MEN BY THESE PRESENTS, that SURGICAL ASSOCIATES, P.A.,
 PROFIT SHARING PLAN, by and through its TRUSTEES, GORDON T. PAINE and OLAF
 S. ANDERSEN, for consideration paid, hereby releases to GORDON T. PAINE and OLAF
 S. ANDERSEN, in their capacities as TRUSTEES of SURGICAL ASSOCIATES, P.A.,
 PROFIT SHARING PLAN, a trust with an address of P.O. Box 190, Glen Cove, Maine
 04846-0190, any right, title or interest of SURGICAL ASSOCIATES, P.A., PROFIT
 SHARING PLAN as foreclosing mortgagee in and to certain real property located in
 Waterville, Kennebec County, Maine, bounded and described as follows:

Certain lots or parcels of land situated on the northwesterly side of the Marston Road,
 so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded
 and described as follows, to wit:

Parcel One:

Beginning at an iron rod set on the northwesterly right of way line of said Marston
 Road at the easterly most corner of the premises described in the deed of the Personal
 Representative of the Estate of Katherine Pierce to Timothy J. Lugar, said deed
 recorded on July 28, 1994 in the Kennebec County Registry of Deeds in Book 4734,
 Page 131; thence by the following courses and distances, to wit:

1) North fifty-nine degrees, nineteen minutes, thirty-eight seconds west (N 59° 19' 38"
 W) along the northeasterly line of land owned by said Lugar, a distance of two hundred
 forty-four and 28/100ths (244.28) feet to a drill hole chiseled into a rock at the
 northerly most corner of the land owned by said Lugar and on the easterly line of the
 premises described in the deed of John T. Balbo, et al. to Avery R. Harrington, et al.,
 said deed dated August 7, 1986 and recorded in the Kennebec County Registry of
 Deeds in Book 3006, page 314, said Harrington land being in the Town of Oakland;
 thence

2) North twenty-seven degrees, eleven minutes, twenty-eight seconds east (N 27° 11'
 28" E) along the easterly line of the land owned by said Harrington and along an
 easterly line of the Town of Oakland, a distance of one hundred eighty-nine and
 21/100ths (189.21) feet to an iron pin found at the northeasterly corner of the land
 owned by the said Harrington and at a southeasterly corner of the remaining land

described in the deed of John H. Pierce, et al. to John T. Balbo et al., said deed dated 1979 and recorded in said Registry in Book 2176, Page 154; thence

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3) Continuing along the same bearing, along the town line a distance of forty-five and 91/100ths (45.91) feet to an iron pin; thence south sixty-two degrees, fifty-one minutes, twenty-one seconds east (S 62° 51' 21" E) a distance of three hundred sixty (360) feet, more or less, to the northwesterly right of way line of said Marston Road; thence

4) South fifty degrees, thirty-five minutes, fifty-seven seconds west (S 50° 35' 57" W) along said right of way line, a distance of two hundred seventy and 38/100ths (270.38) feet to the iron rod set at the point of beginning.

Parcel Two

Beginning at the southeasterly corner of parcel one above on the northwesterly right of way line of said Marston Road; thence by the following courses and distances, to wit:

1) North sixty-two degrees, fifty-one minutes, twenty-one seconds west (N 62° 51' 21" W) a distance of three hundred sixty (360) feet, more or less, to an iron pin; thence

2) North twenty-seven degrees, eleven minutes, twenty-eight seconds east (N 27° 11' 28" E) a distance of two hundred twenty (220) feet to an iron rod; thence

3) Continuing along the same bearing, along the town line a distance of seven and 22/100ths (7.22) feet to the southwesterly corner of the land described in the deed of A. Ernest Hustus to J. Hobart Pierce, said deed dated October 2, 1947 and recorded in said Registry in Book 868, Page 251; thence

4) South sixty-two degrees, fifty-one minutes, twenty-one seconds east (S 62° 51' 21" E) along the southerly line of the land formerly owned by said Pierce and now or formerly owned by his estate, a distance of four hundred fifty and 57/100ths (450.57) feet to an iron rod set on the northwesterly right of way line of said Marston Road at the southeasterly corner of the land of said estate; thence

5) South fifty degrees, thirty-five minutes, fifty-seven seconds west (S 50° 35' 57" W) along said right of way line, a distance of two hundred fifty (250) feet along the northwesterly right of way line of said Marston Road to the point of beginning.

Parcels one and two being all of the premises conveyed by Judith Balbo to Labrador Investment Corporation and recorded in the Kennebec County Registry of Deeds in Book 5270, Page 22.

Subject, however, to the restrictions contained in a deed from Janet P. Coughlin, as Personal Representative of the Estate of Katherine M. Pierce, to Judith Balbo dated October 6, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4828, Page 322.

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This quitclaim deed without covenant is executed pursuant to the Judgment of Foreclosure and Sale entered in the civil action entitled Surgical Associates, P.A., Profit Sharing Plan v. Labrador Investment Corporation, Kennebec County Superior Court, Docket No. RE-98-60, the trustees of Surgical Associates, P.A., Profit Sharing Plan being the highest bidder at the public foreclosure sale held on May 25, 1999. The mortgage deed from Labrador Investment Corporation to Surgical Associates, P.A., Profit Sharing Plan is recorded in the Kennebec County Registry of Deeds in Book 5287, Page 103, and said Judgment of Foreclosure and Sale is recorded in Book 5918, Page 301.

DATED at Rockport, Maine, this 11th day of June, 1999.

**SURGICAL ASSOCIATES, P.A.,
PROFIT SHARING PLAN**

Sandra T. Clement Gordon T. Paine
Witness By: Gordon T. Paine, Trustee

Sandra T. Clement Olaf S. Andersen
Witness By: Olaf S. Andersen, Trustee

STATE OF MAINE
Knox, ss.

June 11, 1999

Personally appeared the above-named Gordon T. Paine and Olaf S. Andersen, Trustees of Surgical Associates, P.A., Profit Sharing Plan and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of Surgical Associates, P.A., Profit Sharing Plan.

Before me,

Sylvia A. Crane
Notary Public/Attorney-at-Law

Sylvia A. Crane
(Type or Print Name)



RECEIVED KENNEBEC CO.

1999 JUN 21 AM 9:00